

# COIN-OP SELF-SERV Car Wash Major Hwy 74 - Hemet CA

Operate as Coin-Op or  
Build Express Car Wash

Seller Financing Available



Bashir Tariq 951-269-3000

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# OFFERING SUMMARY

## Location

### Sunshine Car Wash

3470 E. Florida Ave  
Hemet CA 92544

## Offering Summary

**Price** **\$690,000** **Business only**

Building Size 3,111 SF  
Lot Size 30,056 SF  
Vacuums 10 Vacuums

**Property available for \$1,200,000**

## Lease Term

Lease Term 20 years  
Rent \$4,500 NNN

## Seller Financing Available

\$350,000 down payment, Seller finance the balance





## INVESTMENT HIGHLIGHTS

### Operate as Self-Serve Coin-Op Car Wash or Build an Express Car Wash

- 8 Bays Self Serv Car Wash, including 1 Bay for RV-Motor Homes
- All Bays equipped with Credit Card Readers
- All Bays accepts, Credit Cards, Debt Cards, Bills, Quarters and Tokens
- Dual Changer accepts, major credit cards, dispenses, tokens, bills
- Gorgeous Colorful Canopies over the vacuums
- Multiple In-Bay services offered
- Bay Watch System, overseas the car wash live monitoring
- LED energy saving lights
- Spot Free Water System
- 32 Video Camera Surveillance System
- 7 Carolina Pride In-Bay Blow Dryers
- 10 Vacuums
- Room to add Auto Detail Services
- Car Wash equipment constantly upgraded





## AERIAL OVERVIEW





## EXTERIOR - INTERIOR VIEWS





DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	102,405	168,647	198,017
	Median Age	34.9	36.1	36.6
	Bachelors' Degree Higher Education	12%	13%	13%
INCOME				
	Average House Income	\$71,704	\$72,554	\$74,926
HOUSING				
	Median Home Value	\$265,924	\$271,420	\$294,983
	Median Home Year Built	1978	1982	1984
HOUSEHOLDS				
	2024 Households	32,700	54,995	64,435
	Average Household Size	3	2.9	2.9
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	61%		
	Renter Occupied Households	39%		
TRAFFIC				
	Florida Avve and Las Flores Dr E	25,400	2022	
	N Cornell St and Florida	25,417	2022	
DAYTIME EMPLOYMENT				
	Employees	18,705	31,716	34,992
	Businesses	2,947	4,547	5,009

SNAPSHOT



168,647

POPULATION 5 mile



\$72,554

INCOME 5 mile



\$271,420

HOME VALUE 5 mile



25,400

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

# AREA OVERVIEW

## HEMET, CA

**Hemet** is a city in the San Jacinto Valley in Riverside County, California. It covers a total area of 29.3 square miles (76 km), about half of the valley, which it shares with the neighboring city of San Jacinto. The population was 89,833 at the 2020 census. It borders San Jacinto to the north, East Hemet to the east, Polly Butte and Diamond Valley Lake to the south, and Green Acres and Juniper Springs to the west.

The founding of Hemet, initially called **South San Jacinto**, predates the formation of Riverside County. This area was then still part of San Diego County. The formation of Lake Hemet helped the city to grow and stimulated agriculture in the area.

The city is known for being the home of *The Ramona Pageant*, California's official outdoor play, set in the Spanish colonial era. Started in 1923, the play is one of the longest-running outdoor plays in the United States.

Hemet has been named a Tree City USA for 20 years by the Arbor Day Foundation for its dedication to the local forest. The city is home to the Hemet Valley Medical Center, a 320-bed general hospital. Other Top Employers are Hemet Unified School District 3,750, County of Riverside 725, Walmart Supercenter 400, Gosch Auto Group 316, Stater Brother Markets 246 along with many others

## PARKS AND RECREATION

In addition to Diamond Valley Lake, Hemet has six large parks as part of the Valley-Wide Recreation and Parks District, which also includes the cities of San Jacinto and Menifee as well as a number of unincorporated areas. Brubaker Park, Diamond Valley Lake Community Park, Gibbel Park, Mary Henley Park, Simpson Park, Weston Park, Weston Park

## THE RAMONA PAGEANT

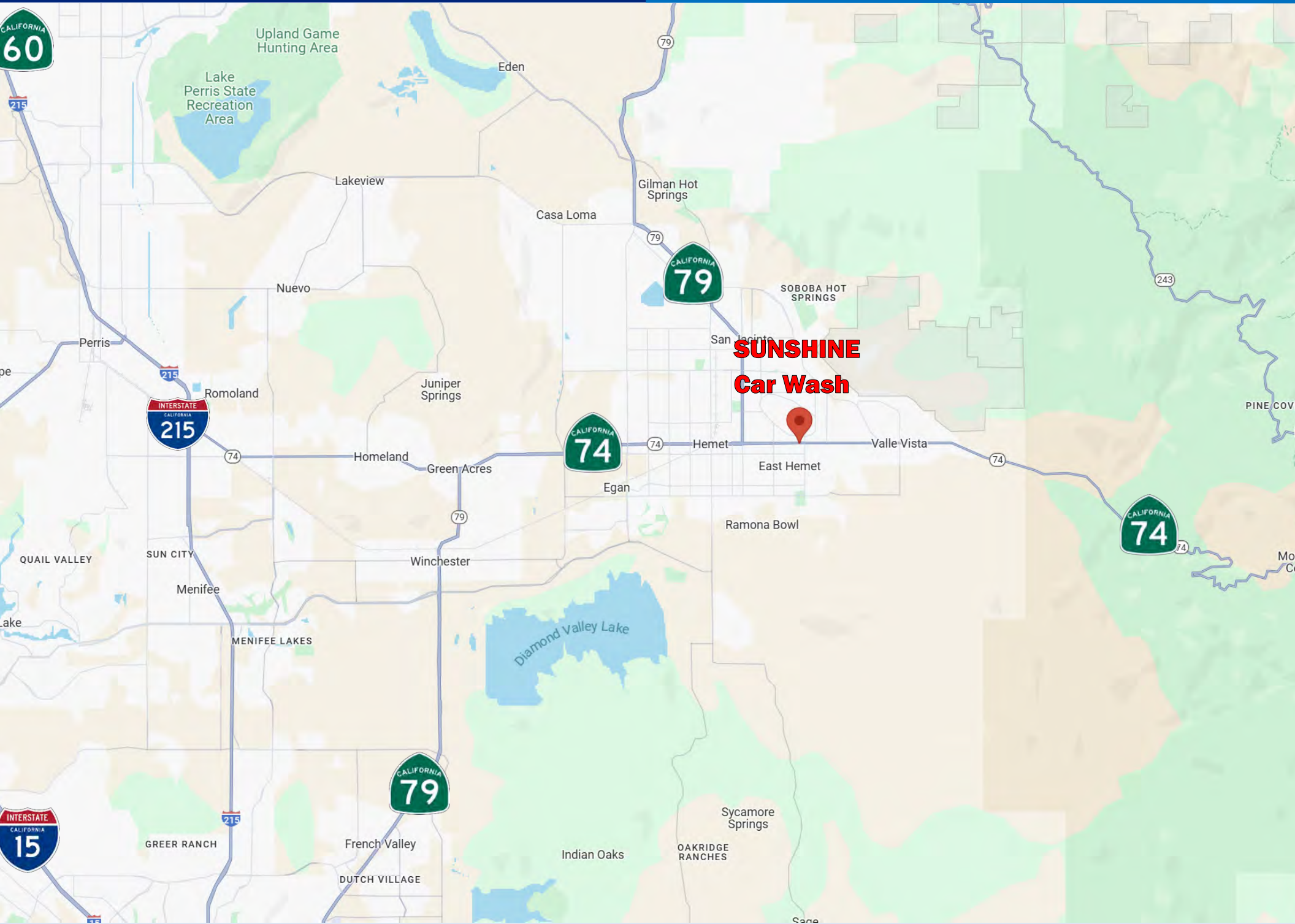
America's "Longest Continual Running Outdoor Drama" and California's official state outdoor play, *The Ramona Pageant*, has been thrilling audiences for 101 years!



Western Science Center - Hemet



# REGIONAL MAP





## Presented By:



### Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

**KW Commercial Director:**

**Business Sales and Commercial Real Estate**

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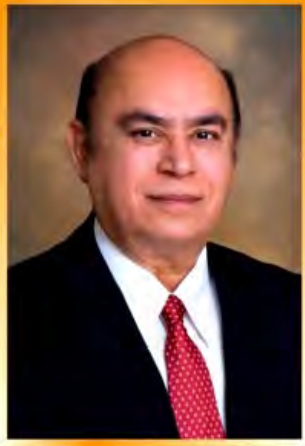
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**AWARD  
WINNING  
AGENT**



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**KW Commercial Director Business Sales and Commercial Real Estate**



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